



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, May 20, 2021**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting at 7:00pm, on Thursday, May 20, 2021, in the Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida to consider the items of business listed below:

1. CALL TO ORDER

2. ROLL CALL: Chairman Wally Hawthorne, Ken Sulewski, Darcy Bellemore, Jim Sommer, Michael Morgan and alternates Joe Fleish and Robert Rockell.

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. Approval of Agenda of May 20, 2021

5. Approval of Minutes of April 15, 2021

6. New Business

a) Property located at **16008 5th St E., REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 29 & RIP RTS**, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request for an existing platform and steps for an electric meter which will encroach into the side setback area 4.5 feet. Per Town Code Chapter 6 Section 6-65(b): ***"All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same."***

b) Property located at **16120 4th St E., REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS**, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to construct a permanent covered seating area which will encroach into the rear setback area. **Per Town Code Chapter 6 Section**

6-65(b): "All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same."

- c) Property located at **504 161st Ave., REDINGTON BEACH HOMES 7TH ADD LOT 37** as recorded in plat book 44 page 54 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to add on to an existing non-conforming dock facility which would encroach into the side setback 2.5 feet. Per Town Code 5-57(a)(17)(a) **"...in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located."** In addition, Town Code 5-57(a)(17)(b) states: **"Boatlifts and associated catwalks, and tie poles may be located no closer than 7.5 feet from the property lines of the associated property as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line."**
- d) Property located at **16486 Redington Drive, REDINGTON BEACH HOMES 5TH ADD LOT 27** as recorded in plat book 27 page 44 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to replace an existing dock facility with a newly constructed dock facility which would have an overall length of 40 feet from the seawall. Per Town Code 5.57(a)(17)(e): **"The maximum allowable dock facility shall be within a 30-foot length from the seawall."**

7. Other business

8. Adjournment

One or more elected or appointed officials may be in attendance.

Please Note: If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at the above cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The Town maintains an audio recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately ensure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section F 286.0105, Florida Statutes).

In accordance with the Americans with Disability Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in the proceedings should contact the Town Clerk's Office with your request. Phone (727) 391-3875 or Fax (727) 397-6911 for assistance; if hearing impaired, contact the Florida Relay Service Numbers (800) 955-8771 (TDD).

Draft Minutes
4/15/2021



TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

Thursday, April 15, 2021
7:00 PM

The Board of Adjustment meeting was called to order at 7:00pm by Chairman Hawthorne.

Roll call was taken: Mr. Darcy Bellemore, Mr. Ken Sulewski, Mr. Mike Morgan, Chairman Wally Hawthorne and Attorney Erica Augello were present. Mr. James Sommer unexcused absence. Also present were; Bruce McLaughlin, Town Planner; applicant Cyndi Brojanac; resident Claire Schmidt; Mayor Dave Will; Commissioner Skjoldager; and Deputy Clerk, Adriana Nieves.

Pledge of Allegiance followed by a moment of silence.

Approval of agenda: Agenda of April 15, 2021 was approved with all ayes.

Approval of minutes: Minutes of March 18, 2021 was approved with all ayes.

New Business:

Attorney Augello swore in all witnesses giving testimony.

Attorney Augello read the following:

- a. Property located at 15557 Gulf Blvd., LONE PALM BEACH 1ST ADD BLK 6, LOT 6, as recorded in plat book 20 page 67 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to place pool equipment which will encroach into the side setback area approximately 3 feet. Per Town Code Chapter 6 Section 6-65(b) states: "All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same."*

Applicant Cyndi Brojanac testified that she is planning to install a swimming pool in her backyard. She would like the pool pump and heater located on the south side of the property instead of the rear of the property or the north side of the property. Ms. Brojanac stated that her bedroom window is located on the north side of the property and felt that the noise from the pool equipment would interrupt the peace and quiet of her bedroom. The south side of the property is a better location due to a large row of hedges located there as well as the adjacent property has an elevated structure. She felt the row of hedges would help to quiet the noise of the pool equipment.

Resident Claire Schmidt, 16041 Redington Drive, testified that the north side of the property has a patio area that amplifies sounds. She stated the neighbor to the south has a thick row of bushes and is an elevated structure.

The Town Planner had an opportunity to testify and reminded the Board to apply the criteria for a hardship. He stated that the words of the Code “similar mechanical equipment” refers to power generation systems not to pool equipment. Pool equipment is not the same as power generation equipment.

Attorney Augello reminded the Board that the hardship must be of the land and not of the property owner.

The Board discussed among themselves.

Mr. Sulewski made the motion to approve the application as submitted. Mr. Bellemore seconded. Roll call vote was taken and Motion carried with all ayes.

	Motion	Second	Aye	Nay	Absent
Chairman Hawthorne			X		
Darcy Bellemore		X	X		
Ken Sulewski	X		X		
James Sommer					X
Mike Morgan			X		

With no further business, Chairman Hawthorne adjourned the meeting at 7:28pm.

Adriana Nieves, CMC
Deputy Town Clerk

16008 5th St E

MAR 23 2021

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

(Please type or print clearly)

Property Owner(s)

Name	ROA EISEMAN HOLDINGS LLC		Email	SNEISEMAN@YAHOO.COM	
Address	311 CROSSWINDS DR.				
City	PALM HARBOR	State	FL.	Zip	34683
Phone	727-804-4192	Fax		Cellular	

Applicant

Name			Email		
Address					
City		State		Zip	
Phone		Fax		Cellular	

Agent (if applicable)

Name			Email		
Address					
City		State		Zip	
Phone		Fax		Cellular	

General Information

Property Location or Address	16008 5th ST. E. REDINGTON BCH, FL. 33708	
Legal Description (attach additional sheets as necessary)	Please see Attached additional sheets	
Tax Parcel Number(s)	04-31-15-73962-002-0290	
Zoning District		

Requested Action: (please check all that apply)

- ☒ Setback variance ☐ Fence height variance ☐ Sidewalk waiver ☐ Other
☐ Parking variance ☐ Dock variance

Describe Request: (attach additional sheets as necessary)

Duke Energy maintenance platform + stairs required by
Duke Energy

Required LDC Regulation(s): (list all that apply)

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

1. What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?

THE PROPOSED RESIDENCE IS KEEPING THE ELEC. METER IN SAME LOCATION AS EXISTING RESIDENCE DUE TO POWER POLE LOCATION. RAISING TO CORRECT B.F.E. AND NEEDING PLATFORM WITH STEPS.

2. What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?

ELEC METER IS TO REMAIN IN SAME LOCATION

3. What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?

Same as other homeowners in Redington Beach which houses already have what it is being requested - see additional information attached.

4. Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.

Based on response on question #3, similar request have already being granted to other owners in Redington Beach

5. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

THE ELEC. METER PLATFORM IS BEHIND FENCE & NOT VISIBLE FROM STREET OR NEIGHBORS.

Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.

16101 Gylt Blvd
payment ck # 1266
date 2/16/2021

16008 5th Street East

Redington Beach, Fl. 33708

LEGAL DESCRIPTION: This is page 2 of 2 and is not valid without all pages. OFFER VALID ONLY FOR: 1807.2263-01 ROA EISEMAN, LLC AND/OR STEVE EISEMAN THE BEARING REFERENCE OF S87°25'39"E IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 5TH STREET E, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1ST, 1975, LYING ALONG BOCA CIEGA BAY ADJACENT TO LOT 29, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 29, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S38°27'58"W ALONG A WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF SAID LOT 29 A DISTANCE OF 1.09 FEET TO THE WATERWARD FACE OF A CONCRETE SEAWALL AT THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID WATERWARD FACE 69.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1076.66 FEET, A CENTRAL ANGLE OF 3°40'56", AND A CHORD BEARING N52°33'29"W, 69.18 FEET TO THE POINT OF TERMINUS, LYING AT A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 29, BLOCK 2; SAID POINT OF TERMINUS LYING S45°45'55"W, 17.30 FEET FROM THE

SOUTHWEST CORNER OF SAID LOT 29, BLOCK 2. THE SAID ARC LIES
ALONG THE WATERWARD FACE OF SEAWALL.

FACTA
Land Surveyors, Inc.



SURVEY NUMBER: 1807.2263-C1

REVISION DATE(S): (REV 2 11/16/2018) (REV 2 11/16/2018) (REV 1 11/2/2018)

C-1
R = 65.00(P4M)
L = 9.40(P) 10.09(M)
 $\Delta = 8^{\circ}17'03''(P) 8^{\circ}53'51''(M)$
S $93^{\circ}59'20''$ E, 9.39(P)
S $103^{\circ}11'07''$ E, 10.08(M)

C-2

R = 65.00 (P&M)

L = 51.26 (P) 51.26 (M)

$\Delta = 45^{\circ}1037''(P) 45^{\circ}1057''(M)$

N 28°26'25" W, 49.94 (P)

N 28°26'25" W, 49.94 (M)

[illegible]

C-3
R = 65.00(P) 81.30(M)
L = 52.58(P) 82.30(M)
Δ = 72°47'32"(P) 72°32'42"(M)
N 87°25'39" W, 77.14(P)
N 87°25'39" W, 76.91(M)

C-4
R = 1076.66' (P)
I = 69.18' (P)
 $\Delta = 3^{\circ}40'56''$ (F)
CH = N $52^{\circ}33'29''$ W, 69.12' (P)

C-5
R=170.00' (P)
L=69.05' (P)
 $\Delta=23^{\circ}16'19''$ (P)
CH-S $39^{\circ}02'45''$ E, 68.58' (P)

I hereby certify that this Boundary Survey of the person described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5417 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 11). THIS PROPERTY WAS FOUND IN THE TOWN OF REDINGTON BEACH, COMMUNITY NUMBER 125140. DATED 09/03/03.



**Florida Land
Title Association**

AFFILIATE MEMBERS

DATE: 11/02/18

BUYER: ROA EISEMAN, LLC AND/OR STEVE EISEMAN

SELLER:

CERTIFIED TO: ROA EISEMAN, LLC AND/OR STEVE EISEMAN

This is page 1 of 2 and is not valid without all pages.

EXACTA LAND SURVEYORS, INC.
 71940 Fairway Lakes Drive, Suite 1 Ft Myers FL 33908
 (813) 733-7111 (888) 736-1916 (F) 866-744-2382

CLASSIFIED BY 60081 TOUJLH C.E.M. AND DER. ON 09-24-01

LEGAL DESCRIPTION:

A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1ST, 1976, LYING ALONG BOCA CIEGA BAY ADJACENT TO LOT 29, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF LOT 29, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THEREBY BEING 587°25'39"E ALONG A WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF SAID LOT 29 A DISTANCE OF 1.89 FEET TO THE WATERWARD FACE OF A CONCRETE SEAWALL AT THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY AND THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID WATERWARD FACE 59.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 107.66 FEET, A CENTRAL ANGLE OF 2°40'56", AND A CHORD BEARING N57°33'29"W, 52.10 FEET TO THE POINT OF TERMINUS LYING AT A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 29, BLOCK 2 SAID POINT OF TERMINUS LYING 545°49'53"W, 17.30 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 2.

THE SAID ARCS ALONG THE WATERWARD FACE OF SEAWALL.

JOB SPECIFIC SURVEYOR NOTES:

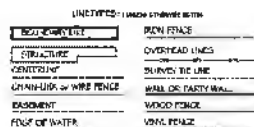
THE BEARING REFERENCE OF 587°25'39"E IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 5TH STREET E, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank or drain field shown on this survey, the location is approximate as the location was either shown in plan by a third party, or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 2" diameter, 16" iron rebar with a cap stamped 1807177.
- If you are receiving this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 551.73(2)(3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If the document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols referred to in the legend and on this survey may have been enlarged or reduced to clarify. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in or conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

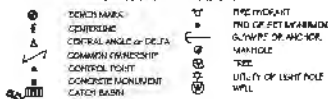
SURVEYOR'S LEGEND



SURFACE TYPES - UNDER CONTRACT SURVEY



SYMBOLS - UNDER CONTRACT SURVEY



101	ADJUSTED	102	ADJUSTED	103	ADJUSTED	104	ADJUSTED	105	ADJUSTED	106	ADJUSTED	107	ADJUSTED	108	ADJUSTED	109	ADJUSTED	110	ADJUSTED	111	ADJUSTED	112	ADJUSTED	113	ADJUSTED	114	ADJUSTED	115	ADJUSTED	116	ADJUSTED	117	ADJUSTED	118	ADJUSTED	119	ADJUSTED	120	ADJUSTED	121	ADJUSTED	122	ADJUSTED	123	ADJUSTED	124	ADJUSTED	125	ADJUSTED	126	ADJUSTED	127	ADJUSTED	128	ADJUSTED	129	ADJUSTED	130	ADJUSTED	131	ADJUSTED	132	ADJUSTED	133	ADJUSTED	134	ADJUSTED	135	ADJUSTED	136	ADJUSTED	137	ADJUSTED	138	ADJUSTED	139	ADJUSTED	140	ADJUSTED	141	ADJUSTED	142	ADJUSTED	143	ADJUSTED	144	ADJUSTED	145	ADJUSTED	146	ADJUSTED	147	ADJUSTED	148	ADJUSTED	149	ADJUSTED	150	ADJUSTED	151	ADJUSTED	152	ADJUSTED	153	ADJUSTED	154	ADJUSTED	155	ADJUSTED	156	ADJUSTED	157	ADJUSTED	158	ADJUSTED	159	ADJUSTED	160	ADJUSTED	161	ADJUSTED	162	ADJUSTED	163	ADJUSTED	164	ADJUSTED	165	ADJUSTED	166	ADJUSTED	167	ADJUSTED	168	ADJUSTED	169	ADJUSTED	170	ADJUSTED	171	ADJUSTED	172	ADJUSTED	173	ADJUSTED	174	ADJUSTED	175	ADJUSTED	176	ADJUSTED	177	ADJUSTED	178	ADJUSTED	179	ADJUSTED	180	ADJUSTED	181	ADJUSTED	182	ADJUSTED	183	ADJUSTED	184	ADJUSTED	185	ADJUSTED	186	ADJUSTED	187	ADJUSTED	188	ADJUSTED	189	ADJUSTED	190	ADJUSTED	191	ADJUSTED	192	ADJUSTED	193	ADJUSTED	194	ADJUSTED	195	ADJUSTED	196	ADJUSTED	197	ADJUSTED	198	ADJUSTED	199	ADJUSTED	200	ADJUSTED	201	ADJUSTED	202	ADJUSTED	203	ADJUSTED	204	ADJUSTED	205	ADJUSTED	206	ADJUSTED	207	ADJUSTED	208	ADJUSTED	209	ADJUSTED	210	ADJUSTED	211	ADJUSTED	212	ADJUSTED	213	ADJUSTED	214	ADJUSTED	215	ADJUSTED	216	ADJUSTED	217	ADJUSTED	218	ADJUSTED	219	ADJUSTED	220	ADJUSTED	221	ADJUSTED	222	ADJUSTED	223	ADJUSTED	224	ADJUSTED	225	ADJUSTED	226	ADJUSTED	227	ADJUSTED	228	ADJUSTED	229	ADJUSTED	230	ADJUSTED	231	ADJUSTED	232	ADJUSTED	233	ADJUSTED	234	ADJUSTED	235	ADJUSTED	236	ADJUSTED	237	ADJUSTED	238	ADJUSTED	239	ADJUSTED	240	ADJUSTED	241	ADJUSTED	242	ADJUSTED	243	ADJUSTED	244	ADJUSTED	245	ADJUSTED	246	ADJUSTED	247	ADJUSTED	248	ADJUSTED	249	ADJUSTED	250	ADJUSTED	251	ADJUSTED	252	ADJUSTED	253	ADJUSTED	254	ADJUSTED	255	ADJUSTED	256	ADJUSTED	257	ADJUSTED	258	ADJUSTED	259	ADJUSTED	260	ADJUSTED	261	ADJUSTED	262	ADJUSTED	263	ADJUSTED	264	ADJUSTED	265	ADJUSTED	266	ADJUSTED	267	ADJUSTED	268	ADJUSTED	269	ADJUSTED	270	ADJUSTED	271	ADJUSTED	272	ADJUSTED	273	ADJUSTED	274	ADJUSTED	275	ADJUSTED	276	ADJUSTED	277	ADJUSTED	278	ADJUSTED	279	ADJUSTED	280	ADJUSTED	281	ADJUSTED	282	ADJUSTED	283	ADJUSTED	284	ADJUSTED	285	ADJUSTED	286	ADJUSTED	287	ADJUSTED	288	ADJUSTED	289	ADJUSTED	290	ADJUSTED	291	ADJUSTED	292	ADJUSTED	293	ADJUSTED	294	ADJUSTED	295	ADJUSTED	296	ADJUSTED	297	ADJUSTED	298	ADJUSTED	299	ADJUSTED	300	ADJUSTED	301	ADJUSTED	302	ADJUSTED	303	ADJUSTED	304	ADJUSTED	305	ADJUSTED	306	ADJUSTED	307	ADJUSTED	308	ADJUSTED	309	ADJUSTED	310	ADJUSTED	311	ADJUSTED	312	ADJUSTED	313	ADJUSTED	314	ADJUSTED	315	ADJUSTED	316	ADJUSTED	317	ADJUSTED	318	ADJUSTED	319	ADJUSTED	320	ADJUSTED	321	ADJUSTED	322	ADJUSTED	323	ADJUSTED	324	ADJUSTED	325	ADJUSTED	326	ADJUSTED	327	ADJUSTED	328	ADJUSTED	329	ADJUSTED	330	ADJUSTED	331	ADJUSTED	332	ADJUSTED	333	ADJUSTED	334	ADJUSTED	335	ADJUSTED	336	ADJUSTED	337	ADJUSTED	338	ADJUSTED	339	ADJUSTED	340	ADJUSTED	341	ADJUSTED	342	ADJUSTED	343	ADJUSTED	344	ADJUSTED	345	ADJUSTED	346	ADJUSTED	347	ADJUSTED	348	ADJUSTED	349	ADJUSTED	350	ADJUSTED	351	ADJUSTED	352	ADJUSTED	353	ADJUSTED	354	ADJUSTED	355	ADJUSTED	356	ADJUSTED	357	ADJUSTED	358	ADJUSTED	359	ADJUSTED	360	ADJUSTED	361	ADJUSTED	362	ADJUSTED	363	ADJUSTED	364	ADJUSTED	365	ADJUSTED	366	ADJUSTED	367	ADJUSTED	368	ADJUSTED	369	ADJUSTED	370	ADJUSTED	371	ADJUSTED	372	ADJUSTED	373	ADJUSTED	374	ADJUSTED	375	ADJUSTED	376	ADJUSTED	377	ADJUSTED	378	ADJUSTED	379	ADJUSTED	380	ADJUSTED	381	ADJUSTED	382	ADJUSTED	383	ADJUSTED	384	ADJUSTED	385	ADJUSTED	386	ADJUSTED	387	ADJUSTED	388	ADJUSTED	389	ADJUSTED	390	ADJUSTED	391	ADJUSTED	392	ADJUSTED	393	ADJUSTED	394	ADJUSTED	395	ADJUSTED	396	ADJUSTED	397	ADJUSTED	398	ADJUSTED	399	ADJUSTED	400	ADJUSTED	401	ADJUSTED	402	ADJUSTED	403	ADJUSTED	404	ADJUSTED	405	ADJUSTED	406	ADJUSTED	407	ADJUSTED	408	ADJUSTED	409	ADJUSTED	410	ADJUSTED	411	ADJUSTED	412	ADJUSTED	413	ADJUSTED	414	ADJUSTED	415	ADJUSTED	416	ADJUSTED	417	ADJUSTED	418	ADJUSTED	419	ADJUSTED	420	ADJUSTED	421	ADJUSTED	422	ADJUSTED	423	ADJUSTED	424	ADJUSTED	425	ADJUSTED	426	ADJUSTED	427	ADJUSTED	428	ADJUSTED	429	ADJUSTED	430	ADJUSTED	431	ADJUSTED	432	ADJUSTED	433	ADJUSTED	434	ADJUSTED	435	ADJUSTED	436	ADJUSTED	437	ADJUSTED	438	ADJUSTED	439	ADJUSTED	440	ADJUSTED	441	ADJUSTED	442	ADJUSTED	443	ADJUSTED	444	ADJUSTED	445	ADJUSTED	446	ADJUSTED	447	ADJUSTED	448	ADJUSTED	449	ADJUSTED	450	ADJUSTED	451	ADJUSTED	452	ADJUSTED	453	ADJUSTED	454	ADJUSTED	455	ADJUSTED	456	ADJUSTED	457	ADJUSTED	458	ADJUSTED	459	ADJUSTED	460	ADJUSTED	461	ADJUSTED	462	ADJUSTED	463	ADJUSTED	464	ADJUSTED	465	ADJUSTED	466	ADJUSTED	467	ADJUSTED	468	ADJUSTED	469	ADJUSTED	470	ADJUSTED	471	ADJUSTED	472	ADJUSTED	473	ADJUSTED	474	ADJUSTED	475	ADJUSTED	476	ADJUSTED	477	ADJUSTED	478	ADJUSTED	479	ADJUSTED	480	ADJUSTED	481	ADJUSTED	482	ADJUSTED	483	ADJUSTED	484	ADJUSTED	485	ADJUSTED	486	ADJUSTED	487	ADJUSTED	488	ADJUSTED	489	ADJUSTED	490	ADJUSTED	491	ADJUSTED	492	ADJUSTED	493	ADJUSTED	494	ADJUSTED	495	ADJUSTED	496	ADJUSTED	497	ADJUSTED	498	ADJUSTED	499	ADJUSTED	500	ADJUSTED	501	ADJUSTED	502	ADJUSTED	503	ADJUSTED	504	ADJUSTED	505	ADJUSTED	506	ADJUSTED	507	ADJUSTED	508	ADJUSTED	509	ADJUSTED	510	ADJUSTED	511	ADJUSTED	512	ADJUSTED	513	ADJUSTED	514	ADJUSTED	515	ADJUSTED	516	ADJUSTED	517	ADJUSTED	518	ADJUSTED	519	ADJUSTED	520	ADJUSTED	521	ADJUSTED	522	ADJUSTED	523	ADJUSTED	524	ADJUSTED	525	ADJUSTED	526	ADJUSTED	527	ADJUSTED	528	ADJUSTED	529	ADJUSTED	530	ADJUSTED	531	ADJUSTED	532	ADJUSTED	533	ADJUSTED	534	ADJUSTED	535	ADJUSTED	536	ADJUSTED	537	ADJUSTED	538	ADJUSTED	539	ADJUSTED	540	ADJUSTED	541	ADJUSTED	542	ADJUSTED	543	ADJUSTED	544	ADJUSTED	545	ADJUSTED	546	ADJUSTED	547	ADJUSTED	548	ADJUSTED	549	ADJUSTED	550	ADJUSTED	551	ADJUSTED	552	ADJUSTED	553	ADJUSTED	554	ADJUSTED	555	ADJUSTED	556	ADJUSTED	557	ADJUSTED	558	ADJUSTED	559	ADJUSTED	560	ADJUSTED	561	ADJUSTED	562	ADJUSTED	563	ADJUSTED	564	ADJUSTED	565	ADJUSTED	566	ADJUSTED	567	ADJUSTED	568	ADJUSTED	569	ADJUSTED	570	ADJUSTED	571	ADJUSTED	572	ADJUSTED	573	ADJUSTED	574	ADJUSTED	575	ADJUSTED	576	ADJUSTED	577	ADJUSTED	578	ADJUSTED	579	ADJUSTED	580	ADJUSTED	581	ADJUSTED	582	ADJUSTED	583	ADJUSTED	584	ADJUSTED	585	ADJUSTED	586	ADJUSTED	587	ADJUSTED	588	ADJUSTED	589	ADJUSTED	590	ADJUSTED	591	ADJUSTED	592	ADJUSTED	593	ADJUSTED	594	ADJUSTED	595	ADJUSTED	596	ADJUSTED	597	ADJUSTED	598	ADJUSTED	599	ADJUSTED	600	ADJUSTED	601	ADJUSTED	602	ADJUSTED	603	ADJUSTED	604	ADJUSTED	605	ADJUSTED	606	ADJUSTED	607	ADJUSTED	608	ADJUSTED	609	ADJUSTED	610	ADJUSTED	611	ADJUSTED	612	ADJUSTED	613	ADJUSTED	614	ADJUSTED	615	ADJUSTED	616	ADJUSTED	617	ADJUSTED	618	ADJUSTED	619	ADJUSTED	620	ADJUSTED	621	ADJUSTED	622	ADJUSTED	623	ADJUSTED	624	ADJUSTED	625	ADJUSTED	626	ADJUSTED	627	ADJUSTED	628	ADJUSTED	629	ADJUSTED	630	ADJUSTED	631	ADJUSTED	632	ADJUSTED	633	ADJUSTED	634	ADJUSTED	635	ADJUSTED	636	ADJUSTED	637	ADJUSTED	638	ADJUSTED	639	ADJUSTED	640	ADJUSTED	641	ADJUSTED	642	ADJUSTED	643	ADJUSTED	644	ADJUSTED	645	ADJUSTED	646	ADJUSTED	647	ADJUSTED	648	ADJUSTED	649	ADJUSTED	650	ADJUSTED	651	ADJUSTED	652	ADJUSTED	653	ADJUSTED	654	ADJUSTED	655	ADJUSTED	656	ADJUSTED	657	ADJUSTED	658	ADJUSTED	659	ADJUSTED	660	ADJUSTED	661	ADJUSTED	662	ADJUSTED	663	ADJUSTED	664	ADJUSTED	665	ADJUSTED	666	ADJUSTED	667	ADJUSTED	668	ADJUSTED	669	ADJUSTED	670	ADJUSTED	671	ADJUSTED	672	ADJUSTED	673	ADJUSTED	674	ADJUSTED	675	ADJUSTED	676	ADJUSTED	677	ADJUSTED	678	ADJUSTED	679	ADJUSTED	680	ADJUSTED	681	ADJUSTED	682	ADJUSTED	683	ADJUSTED	684	ADJUSTED	685	ADJUSTED	686	ADJUSTED	687	ADJUSTED	688	ADJUSTED	689	ADJUSTED	690	ADJUSTED	691	ADJUSTED	692	ADJUSTED	693	ADJUSTED	694	ADJUSTED	695	ADJUSTED	696	ADJUSTED	697	ADJUSTED	698	ADJUSTED	699	ADJUSTED	700	ADJUSTED	701	ADJUSTED	702	ADJUSTED	703	ADJUSTED	704	ADJUSTED	705	ADJUSTED	706	ADJUSTED	707	ADJUSTED	708	ADJUSTED	709	ADJUSTED	710	ADJUSTED	711	ADJUSTED	712	ADJUSTED	713	ADJUSTED	714	ADJUSTED	715	ADJUSTED	716	ADJUSTED	717	ADJUSTED	718	ADJUSTED	719	ADJUSTED	720	ADJUSTED	721	ADJUSTED	722	ADJUSTED	723	ADJUSTED	724	ADJUSTED	725	ADJUSTED	726	ADJUSTED	727	ADJUSTED	728	ADJUSTED	729	ADJUSTED	730	ADJUSTED	731	ADJUSTED	732	ADJUSTED	733	ADJUSTED	734	ADJUSTED	735	ADJUSTED	736	ADJUSTED	737	ADJUSTED	738	ADJUSTED	739	ADJUSTED	740	ADJUSTED	741	ADJUSTED	742	ADJUSTED	743	ADJUSTED	744	ADJUSTED	745	ADJUSTED	746	ADJUSTED	747	ADJUSTED	748	ADJUSTED	749	ADJUSTED	750	ADJUSTED	751	ADJUSTED	752	ADJUSTED	753	ADJUSTED	754	ADJUSTED	755	ADJUSTED	756	ADJUSTED	757	ADJUSTED	758	ADJUSTED	759	ADJUSTED	760	ADJUSTED	761	ADJUSTED	762	ADJUSTED	763	ADJUSTED	764	ADJUSTED	765	ADJUSTED	766	ADJUSTED	767	ADJUSTED	768	ADJUSTED	769	ADJUSTED	770	ADJUSTED	771	ADJUSTED	772	ADJUSTED	773	ADJUSTED	774	ADJUSTED	775	ADJUSTED	776	ADJUSTED	777	ADJUSTED	778	ADJUSTED	779	ADJUSTED	780	ADJUSTED	781	ADJUSTED	782	ADJUSTED	783	ADJUSTED	784	ADJUSTED	785	ADJUSTED	786	ADJUSTED	787	ADJUSTED	788	ADJUSTED	789	ADJUSTED	790	ADJUSTED	791	ADJUSTED	792	ADJUSTED	793	ADJUSTED	794	ADJUSTED	795	ADJUSTED	796	ADJUSTED	797	ADJUSTED	798	ADJUSTED	799	ADJUSTED	800	ADJUSTED	801	ADJUSTED	802	ADJUSTED	803	ADJUSTED	804	ADJUSTED	805	ADJUSTED	806	ADJUSTED	807	ADJUSTED	808	ADJUSTED	809	ADJUSTED	810	ADJUSTED	811	ADJUSTED	812	ADJUSTED	813	ADJUSTED	814	ADJUSTED	815	ADJUSTED	816	ADJUSTED	817	ADJUSTED	818	ADJUSTED	819	ADJUSTED	820	ADJUSTED	821	ADJUSTED	822	ADJUSTED	823	ADJUSTED	824	ADJUSTED	825	ADJUSTED	826	ADJUSTED	827	ADJUSTED	828	ADJUSTED	829	ADJUSTED	830	ADJUSTED	831	ADJUSTED	832	ADJUSTED	833	ADJUSTED	834	ADJUSTED	835	ADJUSTED	836	ADJUSTED	837	ADJUSTED	838	ADJUSTED	839	ADJUSTED	840	ADJUSTED	841	ADJUSTED	842	ADJUSTED	843	ADJUSTED	844	ADJUSTED	845	ADJUSTED	846	ADJUSTED	847	ADJUSTED	848	ADJUSTED	849	ADJUSTED	850	ADJUSTED	851	ADJUSTED	852	ADJUSTED	853	ADJUSTED	854	ADJUSTED	855	ADJUSTED	856	ADJUSTED	857	ADJUSTED	858	ADJUSTED	859	ADJUSTED	860	ADJUSTED	861	ADJUSTED	862	ADJUSTED	863	ADJUSTED	864	ADJUSTED	865	ADJUSTED	866	ADJUSTED	867	ADJUSTED	868	ADJUSTED	869	ADJUSTED	870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REVISION DATE(S): (REV.2 11/16/2018) (REV.2 11/16/2018) (REV.1 11/2/2018)

A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1ST, 1975, LYING ALONG BOCA CIEGA BAY ADJACENT TO LOT 29, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF LOT 29, BLOCK 2, SIXTH ADDITION TO REDINGTON BEACH HOMES, AS RECORDED IN PLAT BOOK 31, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S38°27'58"W ALONG A WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF SAID LOT 29 A DISTANCE OF 1.09 FEET TO THE WATERWARD FACE OF A CONCRETE SEAWALL AT THE MEAN HIGH WATER LINE OF BOCA CIEGA BAY AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID WATERWARD FACE 69.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1076.66 FEET, A CENTRAL ANGLE OF 3°40'56", AND A CHORD BEARING N52°33'29"W, 69.18 FEET TO THE POINT OF TERMINUS, LYING AT A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 29, BLOCK 2; SAID POINT OF TERMINUS LYING S45°45'55"W, 17.30 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 2.

THE SAID ARC LIES ALONG THE WATERWARD FACE OF SEAWALL.

EXACTA



TOWN OF REDINGTON BEACH, FLORIDA

Board of Adjustment Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Steve Eisman is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 3/19/21 Title Holder: [Signature]

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

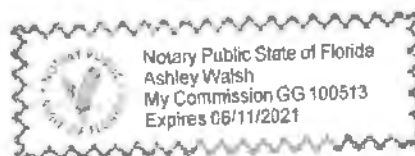
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 19 day of March, A.D., 2021 by Steve Eisman, who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Ashley Walsh

Signature: [Signature]

Stamp:





TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

The following Must be furnished with this application: [Incomplete applications will not be accepted]

- ☐ Completed original application
- ☐ Application fee:
- ☐ Variance Request \$250.00
- ☐ written description of hardship
- ☐ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (4) A literal interpretation of the provisions of the Town of Redington Beach Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter and would work unnecessary and undue hardship on the applicant;
- (5) The applicant has not made a second petition or application for the same request for a period of 30 days from the effective date of previous action on the petition or application;
- (6) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. Specifically, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a building permit or other specific permit to be issued and which construction or which use was commenced unlawfully. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board will have no legal right to grant such a variance.



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **16008 5th St E., REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 29 & RIP RTS**, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request for an existing platform and steps for an electric meter which will encroach into the side setback area 4.5 feet. Per Town Code Chapter 6 Section 6-65(b) states: *"All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same."*

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **May 20, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves, CMC
Deputy Town Clerk

Date of Notice: April 12, 2021

PIERCE, WILLIAM BRYAN TRE
PIERCE, WILLIAM B REVOCABLE TRUST
7000 BEACH PLZ APT 1001
ST PETERSBURG FL 33706-3662

LEVINE, ANDREW P
16011 5TH ST E
REDINGTON BEACH FL 33708-1638

PERSAD, NARI LIVING TRUST
PERSAD NARI TRE
16007 5TH ST E
REDINGTON BEACH FL 33708-1638

LEE, FREDERICK S
LEE, LUCY D
16003 5TH ST E
REDINGTON BEACH FL 33708-1638

SMITH, DANIEL A IV
5547 MASTERS BLVD
ORLANDO FL 32819-4021

MURRAY, JAMES PAUL
16005 5TH ST E
REDINGTON BEACH FL 33708-1638

BOCA96BAY LLC
1501 E MCMILLAN ST
CINCINNATI OH 45206-2107

FL INT IMP FUND TRE
C/O STATE OF FL
ATTN: SUBM LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399-6575

RODGERS, STACY L
RODGERS, GREGORY T
16010 5TH ST E
REDINGTON BEACH FL 33708-1639

LINN FAMILY REVOCABLE TRUST
LINN, KATHRYN E TRE
11205 ROX WAY
OXFORD FL 34484-3498

SEBASTIAN, LOUIS M
SEBASTIAN, CARMELLA M
16014 5TH ST E
REDINGTON BEACH FL 33708-1639

BASSETT, JAMES S JR
BASSETT, MARGARET B
1110 GREENWOOD ST
ORLANDO FL 32801-4014



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.org

mike@pcpao.org

Run Date: 07 Apr 2021

Subject Parcel: 04-31-15-73962-002-0290

Radius: 150 feet

Parcel Count: 12

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448 TTY/TDD: (727) 464-3370

MID COUNTY
13025 Starkey Road
Largo, FL 33773

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

16008 5th St E
Front



16008 5th St E
rear



04-31-15-73962-002-0290**Compact Property Record Card**[Tax Estimator](#)**Updated May 11, 2021**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)**Ownership/Mailing Address** [Change Mailing Address](#)DEBRABANDER, MICHELLE M TRE
DEBRABANDER, MICHELLE M LIV TRUST
16008 5TH ST E
REDINGTON BEACH FL 33708-1639**Site Address**16008 5TH ST E
REDINGTON BEACH[Property Use:](#) 0110 (Single Family Home)Current Tax District: REDINGTON
BEACH (RB)

Total Living: SF: 3,786 Total Gross SF: 6,915 Total Living Units: 1

[\[click here to hide\] Legal Description](#)
REDINGTON BEACH HOMES 6TH ADD BLK 2, LOT 29 & RIP RTS[Tax Estimator](#)[File for Homestead Exemption](#)**2021 Parcel Use**

Exemption	2021	2022
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21373/1698	\$471,600 Sales Query	121030277013	A	Compare Preliminary to Current FEMA Maps	31/29

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$410,024	\$410,024	\$410,024	\$410,024	\$410,024

[\[click here to show\] Value History as Certified \(yellow indicates correction on file\)](#)**2020 Tax Information****Ranked Sales** [\(What are Ranked Sales?\)](#) [See all transactions](#)[2020 Tax Bill](#)

Tax District: RB

2020 Final Millage Rate

16.4467

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap.
Please use our new [Tax Estimator](#) to estimate taxes on

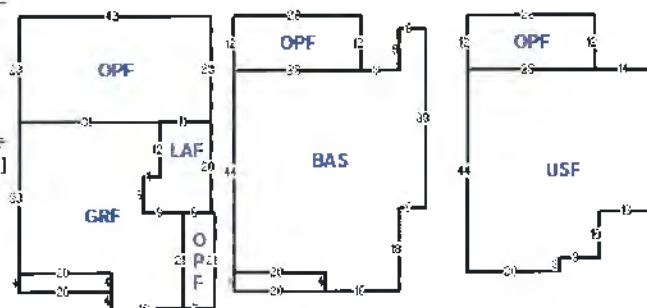
Sale Date	Book/Page	Price	Q/U	Y/I
01 Feb 2021	21373 / 1698	\$2,187,400	Q	I
24 Feb 2018	19956 / 1913	\$495,000	L	I
19 Apr 2001	11325 / 0341	\$230,000	Q	I
		\$49,900	Q	
		\$43,500	Q	
		\$38,000	Q	

Seawall: Yes

[Land Use](#)**Land Size**

Vacant (00)

63x112

[\[click\]](#)

View: None

[Adjusted Value](#)[Method](#)

\$493,419

FF

[Compact Property Record Card](#)

Building Type: Single Family

Quality: Excellent

Foundation: Wood Piles Below Ground Footing

Floor System: Wood

Exterior Wall: Frame/Reclad Alum/Viny

Roof Frame: Gable Or Hip

Roof Cover: Concrete Tile/Metal

Stories: 3

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Upgrade

Fixtures: 16

Year Built: 2020

Effective Age: 1

Heating: Central Duct

Cooling: Cooling (Central)

[Open plot in New Window](#)**Building 1 Sub Area Information****Description**[Living Area SF](#)[Gross Area SF](#)

Upper Story (USF)	1,652	1,652
Open Porch (OPF)	0	1,945
Lower Area Finished (LAF)	252	252
Garage (GRF)	0	1,184
Base (BAS)	1,882	1,882
Total Living SF: 3,786		Total Gross SF: 6,915

[click here to hide] 2021 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SPA/JAC/HT	\$12,000.00	1.00	\$12,000.00	\$12,000.00	2020
POOL	\$33,000.00	1.00	\$33,000.00	\$33,000.00	2020
PATIO/DECK	\$20.00	250.00	\$5,000.00	\$5,000.00	2020
PATIO/DECK	\$29.00	291.00	\$8,439.00	\$8,439.00	2020
BBQ	\$1,000.00	1.00	\$1,000.00	\$1,000.00	2020
ELEV RES	\$20,000.00	1.00	\$20,000.00	\$20,000.00	2020
FIREPLACE	\$6,000.00	1.00	\$6,000.00	\$6,000.00	2020
DOCK	\$35.00	220.00	\$7,700.00	\$4,620.00	2006

[click here to hide] Permit Data					
----------------------------------	--	--	--	--	--

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
20RED-00131	POOL	16 Jul 2020	\$39,900
20RED-00188	PLUMBING	06 Jul 2020	\$0
18RED-00238ES	NEW RESIDENCE	25 Sep 2019	\$400,000
2015070013	SEA WALL	05 Aug 2015	\$2,000
RP3677206	DOCK	17 Feb 2006	\$0
PER-H-CB270380	ROOF	04 Mar 2003	\$6,427



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

16120 4th St E

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

(Please type or print clearly)

Property Owner(s)

Name Ryan Shatto		Email ryan.shatto@gmail.com	
Address 16120 4th St. E			
City Redington Beach		State Florida	
Zip 33708			
Phone (650) 269-1889	Fax	Cellular	

Applicant

Name Ryan Shatto		Email ryan.shatto@gmail.com	
Address 16120 4th St. E			
City Redington Beach		State Florida	
Zip 33708			
Phone (650) 269-1889	Fax	Cellular	

Agent (if applicable)

Name Premier Pools & Spas		Email tampabaynorth@ppas.com	
Address 4825 Palm Harbor Blvd.			
City Palm Harbor		State Florida	
Zip 33708			
Phone (727) 222-4413	Fax	Cellular	

General Information

Property Location or Address 16120 4th St. E, Redington Beach, FL 33708	
Legal Description (attach additional sheets as necessary) REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS	
Tax Parcel Number(s) 04-31-15-73962-001-0110	Zoning District

Requested Action: [please check all that apply]

- ☒ Setback variance ☐ Fence height variance ☐ Sidewalk waiver ☐ Other _____
☐ Parking variance ☐ Dock variance

Describe Request: (attach additional sheets as necessary)

The applicant is requesting a variance for a permanent, above grade installation to accommodate outdoor seating in his backyard.

Required LDC Regulation(s): [list all that apply]

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

- 1. What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?**

The Applicant's residence was originally constructed in 1953 and improved upon thereafter by prior homeowners through residential additions. Since 1953, Redington Beach Board of Commissioners has regularly adopted ordinances and amended governing codes. The original setback constraints prior to the construction of the existing addition are not known.

- 2. What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?**

Art. III, § 6-65 Town of Redington Beach Code of Ordinances provides, in relevant part, that all permanent installations of any kind located above grade are prohibited in the building setback areas. Other properties in the same district currently have permanent, above grade installations used for shade and outdoor entertaining.

- 3. What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?**

The Applicant purchased this residence with an existing addition. The Applicant did not design, build or contribute to the addition's location. The extended location of the residential addition to the rear setback of the Applicant's property unreasonably restricts the outdoor living space, which is integral to waterfront properties.

- 4. Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.**

Granting this variance will enable the Applicant an outdoor living space to accommodate friends and family. Current areal views of surrounding lands, structures, and dwellings in the same district, in addition to assessment by water, reveal several permanent structures constructed within the established building setback area. Waterfront properties in Florida are unequivocally associated with elements of outdoor living. Granting this variance will enable the Applicant the same outdoor living opportunity afforded to others in the same district.

- 5. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

The variance requested allows the Applicant reasonable enjoyment of an outdoor living area, which would be otherwise restricted due to the location of the residential addition. The structure, although permanent, is open and does not impede neighbor's views of the water. This installation will not produce any disturbing noises or other distractions. Furthermore, the applicant's proposal does not interfere with the intent behind the Coastal Construction Control Line or have the potential to negatively impact this community's good score in FEMA's Community Rating System. This proposal is for an open structure that does not negatively impact open space.

Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.

TOWN OF REDINGTON BEACH, FLORIDA

Board of Adjustment Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that _____ is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

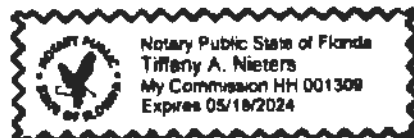
The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 15th day of April, A.D., 20 21 by Ryan Shatto, who is personally known to me or who has produced drivers license as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Ryan Shatto Tiffany A. Nieters

Signature: [Signature] Tiffany A. Nieters

Stamp:



TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

The following Must be furnished with this application: [Incomplete applications will not be accepted]

☐ Completed original application

☐ Application fee:

☐ Variance Request \$250.00

☐ written description of hardship

☐ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
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Premier Pools & Spas Tampa Bay North/St. Pe



Premeir Pools & Spas Tampa Bay North/St. Pe

Herbert R Blake

Priscilla L Blake

16118 4th St. E

Redington Beach, FL 33708-1614

COPY

March 25, 2021

To Whom It May Concern:

I am the homeowner and neighbor to the property owned by Ryan Shatto at 16120 4th St E, Redington Beach, FL 33708.

Ryan Shatto is my neighbor and provided me the design plans for the proposed covered "swim up bar" with seating area at his residence. Ryan explained to me the new pool constructed on his property will have a "swim up bar" and a covered outdoor seating area. The "swim up bar" and seating area will be separated by a common wall, located on the south-west corner of the pool.

Ryan Shatto asked me to provide this letter in advance of you contacting me for approval. I do not object to the building of the covered "swim up bar" as depicted on the attached design plan from Premier Pools & Spas.

Sincerely,


Priscilla L Blake

Herbert Blake
Priscilla L Blake

John S Olear

16122 4th St. E

Redington Beach, FL 33708-1614

COPY

March 25, 2021

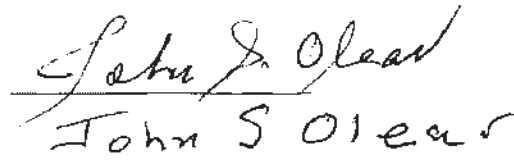
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Sincerely,


John S Olear





Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **16120 4th St E.**, REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS, as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to construct a permanent covered seating area which will encroach into the rear setback area. **Per Town Code Chapter 6 Section 6-65(b) states: "All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) is prohibited except for air conditioning condensing units, power generation systems and similar mechanical equipment, and fuel tanks required for same."**

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **May 20, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

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Adriana Nieves, CMC
Deputy Town Clerk

Date of Notice: April 20, 2021

BISIO, ANTHONY
BISIO, JEAN
16133 4TH ST E
REDINGTON BEACH FL 33708

MEHLTRETTER, JAMES R
MEHLTRETTER, SARA J
16124 4TH ST E
REDINGTON BEACH FL 33708-1614

RISKOWITZ, MICHAEL O & SANDRA L LIVING
TRUST
RISKOWITZ, MICHAEL O TRE
16127 4TH ST E
REDINGTON BEACH FL 33708-1613

LAFITA, VICTOR ERNEST
LAFITA, LIZETTE
16125 4TH ST E
REDINGTON BEACH FL 33708-1613

OLEAR, JOHN S
OLEAR, SANDRA
16122 4TH ST E
REDINGTON BEACH FL 33708-1614

MENDOZA, SAUL
GARCIA, YASMINA MARTIN
16112 4TH ST E
REDINGTON BEACH FL 33708-1614

NOVAK, EUGENE G JR
BANACH, PATRICIA L
16121 4TH ST E
REDINGTON BEACH FL 33708-1613

CHRIST, DAVID G SR
CHRIST, ROSE M
16129 4TH ST E
REDINGTON BEACH FL 33708-1613

BLAKE, HERBERT R
BLAKE, PRISCILLA L
16118 4TH ST E
REDINGTON BEACH FL 33708-1614

RICE FAMILY REV TRUST
RICE, LAURA LEE TRE
16131 4TH ST E
REDINGTON BEACH FL 33708-1613

BHANDARI, CRYSTAL JUSTINA LOYCE
16123 4TH ST E
REDINGTON BEACH FL 33708-1613

FL INT IMP FUND TRE
C/O STATE OF FL
ATTN: SUBM LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399-6575

HALE, STEPHEN G
16114 4TH ST E
REDINGTON BEACH FL 33708-1614

RANURO, VINCENT J
RANURO, EVELYN S
16126 4TH ST E
REDINGTON BEACH FL 33708-1614

CALZADILLA, EVELIO JR REV LIV TRUST
CALZADILLA, EVELIO JR TRE
16116 4TH ST E
REDINGTON BEACH FL 33708-1614



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 20 Apr 2021

Subject Parcel: 04-31-15-73962-001-0110

Radius: 150 feet

Parcel Count: 15

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

16120 4th St E
rear (a)



16120 4th St E
rear (b)



16120 4th St E
rear (c)



04-31-15-73962-001-0110[Compact Property Record Card](#)[Tax Estimator](#)**Updated May 11, 2021**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SHATTO, RYAN 16120 4TH ST E REDINGTON BEACH FL 33708-1614	16120 4TH ST E REDINGTON BEACH

[Property Use:](#) 0110 (Single Family Home)

Current Tax District: REDINGTON BEACH (RB)

Total Living: SF: 2,715 Total Gross SF: 4,214 Total Living Units: 1

[click here to hide] Legal Description
REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 11 & RIP RTS

Tax Estimator File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	Yes	Yes	* Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21099/1735	\$716,700 Sales Query	121030277013	A	Compare Preliminary to Current FEMA Maps	31/29

2020 Final Value Information						
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2020	\$606,101	\$595,482	\$545,482	\$570,482	\$545,482	

[click here to show] Value History as Certified (yellow indicates correction on file)

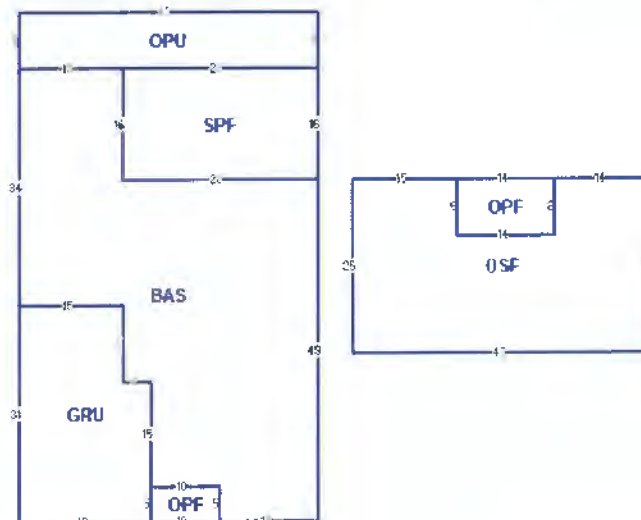
2020 Tax Information		Ranked Sales (Where are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	16.4467	27 Jul 2020	21099 / 1735	\$1,093,900	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		09 Feb 2018	19943 / 0468	\$649,900	Q	I
		02 Mar 1992	07830 / 0023	\$120,000	Q	I

2020 Land Information						
Seawall: Yes	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
	60x115	\$200.00	60.0000	0.9700	\$477,240	FF
Land Use						
Single Family (01)						

[click here to hide] 2021 Building 1 Structural Elements [Back to Top](#)

Site Address: 16120 4TH ST E

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 9
 Year Built: 1953
 Effective Age: 25
 Heating: Central Duct
 Cooling: Cooling (Central)

[Open plot in New Window](#)[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,752	1,752
Upper Story (USF)	963	963
Screen Porch (SPF)	0	448
Open Porch Unfinished (OPU)	0	344
Open Porch (OPF)	0	162
Garage Unfinished (GRU)	0	545
Total Living SF: 2,715		Total Gross SF: 4,214

[click here to hide] 2021 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$11,000.00	1.00	\$11,000.00	\$10,450.00	2018
STM/SEC SH	\$1,250.00	2.00	\$2,500.00	\$1,200.00	2000
STM/SEC SH	\$2,500.00	5.00	\$12,500.00	\$6,000.00	2000
DOCK	\$55.00	255.00	\$14,025.00	\$13,324.00	2018
STM/SEC SH	\$400.00	1.00	\$400.00	\$192.00	2000

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
WND-20-00030	DOCK	15 Dec 2020	\$0
20RED-00350	DOCK	07 Dec 2020	\$222
20RED-00254	MISCELLANEOUS	23 Sep 2020	\$15,800
20RED-00076	HEAT/AIR	06 Mar 2020	\$5,000
19RED-00065		19 Feb 2019	\$1,900
18RED-00422	FENCE	13 Dec 2018	\$1,850
P48552-18	DOCK	21 Aug 2018	\$0
18RED-00106	RESIDENTIAL ADD	08 May 2018	\$60,000
2017100084	ROOF	31 Oct 2017	\$16,000
PER-H-CW14-07789	MISCELLANEOUS	11 Aug 2014	\$1,600
PER-H-CB215969	SHUTTERS	17 May 2000	\$17,000
P2718499	DOCK	02 Jun 1999	\$0
PER-H-CB196796	RESIDENTIAL ADD	14 May 1999	\$3,000
CB002491	RESIDENTIAL ADD	30 Apr 1997	\$6,950



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web brows

[Interactive Map of this parcel](#)[Map Legend](#)[Salcs Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

504 161st Ave

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

(Please type or print clearly)

Property Owner(s)

Name TERESA THOMPSON		Email DIVERJAY1@YAHOO.COM	
Address 504 161 ST AVE			
City REDINGTON BEACH	State FL	Zip 33708	
Phone 727-510-6171	Fax	Cellular 727-510-6171	

Applicant

Name		Email	
Address SAME			
City	State	Zip	
Phone	Fax	Cellular	

Agent (if applicable)

Name CORAL STONE BUILDERS LLC		Email JTT BOWERS@Gmail.com	
Address 11917 9 TH AVE N.			
City SEMINOLE	State FL	Zip 33772	
Phone 727 481-8441	Fax	Cellular SAME (127) 565-5693	

General Information

Property Location or Address 504 161 ST AVE REDINGTON BEACH, FL. 33708	
Legal Description (attach additional sheets as necessary) REDINGTON BEACH 7 TH ADD LOT 37	
Tax Parcel Number(s) 04-31-15-73900-000-0370	Zoning District

Requested Action: (please check all that apply)

- ☒ Setback variance ☐ Fence height variance ☐ Sidewalk waiver ☐ Other
☐ Parking variance ☐ Dock variance

Describe Request: (attach additional sheets as necessary)

PLEASE SEE ATTACHED DOCUMENTS

Required LDC Regulation(s): (list all that apply)

5-57(a)(17)(a) and 5-57(a)(17)(b)

Pd
ck# 6364
4-19-21
250-

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

1. What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?

WE HAVE AN INVERSE PIE SHAPED LOT. OUR DOCK IS ONLY 26' FROM THE SEAWALL. THE WATER IS VERY SHALLOW UNDER OUR LIFT AND WE CAN'T USE OUR BOAT EXCEPT AT HIGH TIDE. WE ARE TRYING TO EXTEND THE DOCK OUT TO GET THE BOAT OVER SOME DEEPER WATER FOR THIS REASON.

2. What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?

3. What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?

THE WATER IS TOO SHALLOW UNDER THE LIFT

4. Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.

REDINGTON BEACH ALLOWS DOCKS OUT TO 30' FROM THE SEAWALL. THAT'S WHAT WE ARE ASKING.

5. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

AN ADDITIONAL 4' ON OUR DOCK WILL NOT IMPACT ANY OF THE NEIGHBORS.

Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.

TOWN OF REDINGTON BEACH, FLORIDA

Board of Adjustment Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Coral Stone Builders LLC is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 4/13/21 Title Holder: [Signature]
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 13 day of April, A.D., 2021 by Theresa Thompson, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Melissa Clarke

Signature: [Signature]

Stamp:



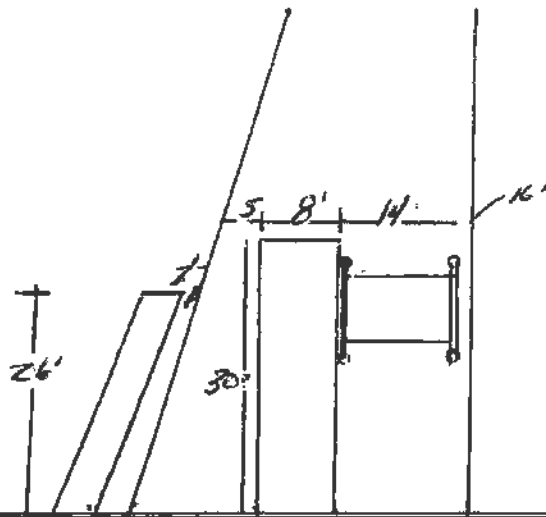
21 Red-00123

Owner Name: JAY & TERESA THOMPSON Site Address: 504 161ST AVE. REDINGTON BEACH

Nature and Size of Project: REMOVE THE EXISTING LIFT & LIFT PILINGS, INSTALL [4] NEW PILINGS FOR A 13 K LIFT. INSTALL [2] PILINGS FOR A 4' X 8' DOCK EXTENSION AS DRAWN.

Total Project Square Footage:	<u>232'</u>	New Square Footage:	<u>32'</u>
Total Number of Pilings:	<u>6</u>	Diameter of Pilings:	<u>10" TO 12"</u>
Waterway Width	<u>OPEN</u>	Waterfront Width	<u>36;</u>

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	

21Red-00123-

PRIVATE DOCK

Application # **RP38828-07**

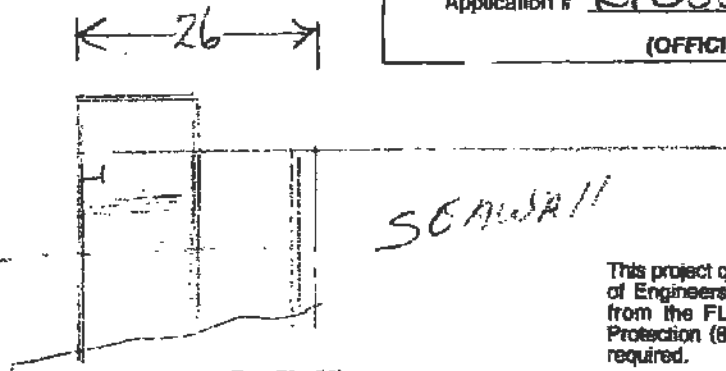
(OFFICIAL USE ONLY)

MHW

MLW

BOTTOM

5
2



Profile View

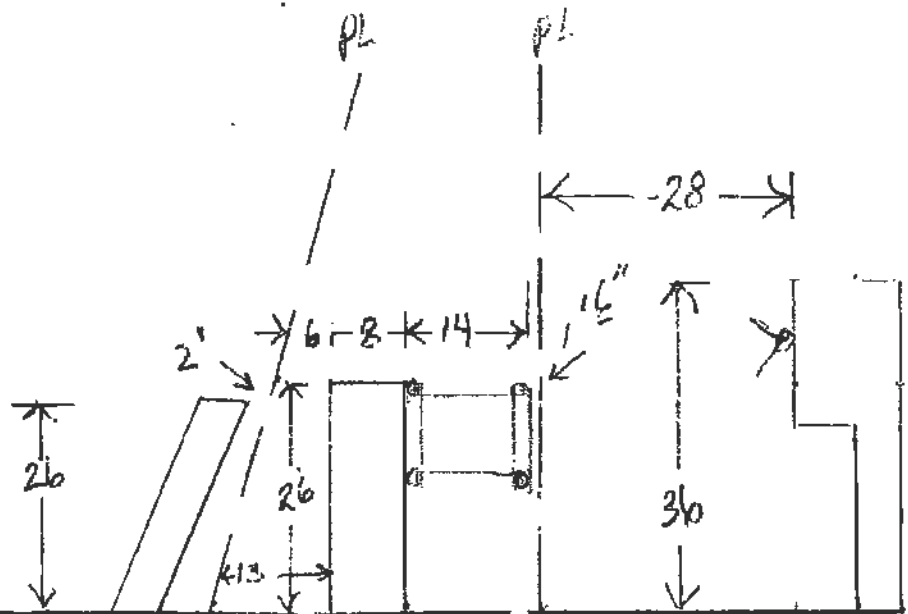
This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-832-7600) may also be required.

ENG. SCALE: 1" =



Plan View
(applicant and adjacent docks)

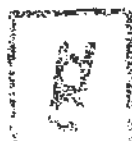
TOTAL SQUARE FEET	<u>200</u>
NEW SQUARE FEET	<u>200</u>
WATERWAY WIDTH	<u>200</u>
WATERFRONT WIDTH	<u>36'</u>



SEAWALL CURVES SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	



12/24/07

PINELLAS COUNTY
Water & Navigation Control Authority
PLAN APPROVAL

Diana McCallan
signed

12/20/07
date

040000011ENAVGINT/PLAN/3 4/28/04

CORAL STONE BUILDERS LLC
11417 84TH AVE. N. SEMINOL, FL. 33662
727 565-5693 CGC1505750 727 254-3061

**A NEW LIFT & DOCK MODIFICATION PROPOSAL FOR JAY
& TERESA THOMPSON @ 504 161ST AVE. REDINGTON BEACH,
FL. 33708.**

SCOPE OF WORK

**1.] REMOVE THE EXISTING BOAT LIFT & LIFT PILINGS FROM
JOBSITE.**

**2.] INSTALL [4] NEW 2.5 CCA MARINE GRADE PILINGS WITH
10" TO 12" BUTTS & INSTALL A 13 K "SEA MOUNT" PREMIUM
ALUMINUM CRADLE LIFT WITH AMS DIRECT DRIVE GEARS, [2]
STAINLESS STEEL MOTORS, PADDED ALMINUM BUNKS, GEM 2
REMOTE CONTROL UNIT WITH A ROTARY AUTO-STOP LIMITER
SWITCH. MOUNT THE TOP BEAMS TO THE PILINGS WITH 304
STAINLESS STEEL BOLTS, HANG THE CRADLE ASSEMBLY ON THE
CABLES & ADJUST BUNKS & GUIDE POST FOR CUSTOMERS
BOAT. ALL PILINGS POLY-WRAPPED, JETTED THEN DRIVEN**

**3.] INSTALL [2] NEW 2.5 CCA MARINE GRADE PILINGS WITH
9" TO 10" BUTTS OR A NEW 4' X 8' DOCK EXTENSION. ALL
OUTSIDE STRINGERS & PILING CAPS TO BE DOUBLE 2" X 8" #1 PT
0.60 DENSE WITH SINGLE JOIST EVERY 16" O/C. FASTEN ALL
LUMBER WITH 16D 304 STAINLESS STEEL RING SHANK NAILS &
BOLT ALL OUTSIDE STRINGERS & PILING CAPS TO THE PILINGS
WITH 5/8" 304 STAINLESS STEEL THROUGH BOLTS. MATCH
EXISTING DECKING & FASTEN WITH 304 STAINLESS STEEL
SCREWS. ALL PILINGS POLY-WRAPPED, JETTED THEN DRIVEN.**

**THE TOTAL COST FOR WORK AS DESCRIBED ABOVE TO
INCLUDE ALL PERMITS, MATERIALS, LABOR, TAXES &
INSURANCE. UTILITIES NOT INCLUDED.**

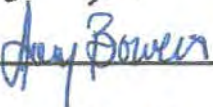
TOTAL COST \$12,348.00
1/3RD DOWN

21Red-00123-

BALANCE IN FULL UPON COMPLETION

SIGNATURES OF AGREEMENT TO PROCEED

CUSTOMER .

CSB AGENT .

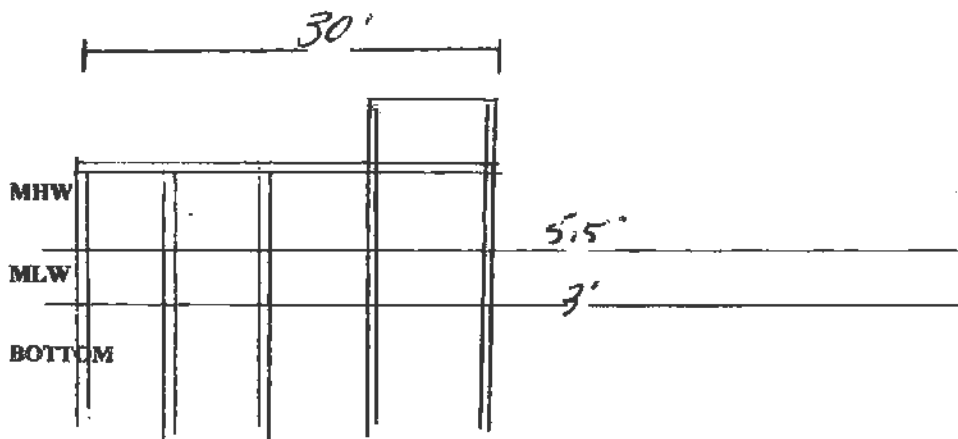
DATE 2-29-21.

21Red-00123

Owner Name: JAY & TERESA THOMPSON

Site Address: 504 161ST AVE. REDINGTON BEACH

Profile View Drawing



21Red-00123-

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756



PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: JAY & TERESA THOMPSON
B. Mailing Address: 504 161ST AVE.
City: REDINGTON BEACH State: FL. Zip: 33708
C. Telephone No.: 727 510-6171 E-mail Address: DIVERJAY2@GMAIL.COM

II. CONTRACTOR INFORMATION (Pro):

A. Name: CORAL STONE BUILDERS LLC
B. Address: 11417 84TH AVE. N.
City: SEMINOLE State: FL. Zip: 33772
C. Telephone No.: 727 481-8441 E-mail Address: TJIRVING77@AOL.COM

III. AGENT INFORMATION (if different from Contractor):

A. Name: JAY BOWERS
B. Address: 13987 MARTINIQUE DR.
City: SEMINOLE State: FL. Zip: 33776
C. Telephone No.: 727 565-5693 E-mail Address: JJBOWERS@GMAIL.COM

IV. SITE INFORMATION:

A. Construction Site Address: SAME AS ABOVE
City: _____ Zip Code: _____
B. Site Parcel ID Number: 04 / 31 / 15 73980 / 000 0370
C. Incorporated: ☒ Unincorporated: ☐
D. Affected Water Body: BOCA CIEGA BAY
E. Previous Permits: RP38828-07

21Red-001231

VI. CONTRACTOR INFORMATION:

I, LARRY BANG, a GENERAL contractor,

whose contractor license # CGC1505750 expires on 08/31/2022,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: Larry Bang Date: 2/29/21

- You must have USL&F insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor - and agent if listed - to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality - in addition to the County - is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: Steve Thompson Date: 2-29-21

21Red-00123

F. Date applicant assumed property ownership: 03/2014

month/year

G. Obstructions: (Dogs, Fences, etc.) GATE

H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):

A. Signature from Adjacent Owner Required under Code Section 58-555(b): Yes ☐ No ☐

Amount of deviation: Length: _____

Width: _____

Setbacks: Left: _____ Right: _____

Other: _____

- ♦ Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **504 161st Ave.**, REDINGTON BEACH HOMES 7TH ADD LOT 37 as recorded in plat book 44 page 54 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to add on to an existing non-conforming dock facility which would encroach into the side setback 2.5 feet. Per Town Code 5-57(a)(17)(a) ***"...in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located."*** In addition, Town Code 5-57(a)(17)(b) states: ***"Boatlifts and associated catwalks, and tie poles may be located no closer than 7.5 feet from the property lines of the associated property as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line."***

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **May 20, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves, CMC
Deputy Town Clerk

Date of Notice: April 20, 2021

BUNCH, ROBERT H
BUNCH, REBECCA M
508 161ST AVE
REDINGTON BEACH FL 33708-1659

GENTZLER, DORIAN F
27055 FIREFLY BLVD
MILLSBORO DE 19966-7092

CASCI, MARK
CASCI, MARY ANN
5438 LEXINGTON AVE N
SHOREVIEW MN 55126-1300

CHANCE, MICHELLE REINA
502 161ST AVE
REDINGTON BEACH FL 33708-1659

WILSON, BRUMMITTE D
503 161ST AVE
REDINGTON BEACH FL 33708-1658

SNYDER, CARLY
SNYDER, CHRIS
16101 5TH ST E
REDINGTON BEACH FL 33708-1615

DURAN, JOHN S
DURAN, PATRICIA G
16018 5TH ST E
REDINGTON BEACH FL 33708-1639

TUTTLE, LOYAL J IV
TUTTLE, LEAH G
506 161ST AVE
REDINGTON BEACH FL 33708-1659

TIMMER, BETTY J REVOCABLE TRUST
TIMMER, BETTY J TRE
333 RIVERSHIRE CT
LINCOLNSHIRE IL 60089-3823

KARIMI, MOHAMMAD
KARIMI, SUSAN L
16103 5TH ST E
REDINGTON BEACH FL 33708-1615

WILLIAMS, DAVID A
WILLIAMS, SHELLEY T
16013 5TH ST E
REDINGTON BEACH FL 33708-1638

SIMON, ANDREW M
WILKINS, LESLIE A
505 161ST AVE
REDINGTON BEACH FL 33708-1658

GELBRICH, FRANK
GELBRICH, ANNETTE P
510 161ST AVE
REDINGTON BEACH FL 33708-1659

NAVARRO, JOHN J
11501 47TH AVE N
ST PETERSBURG FL 33708-2705



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 20 Apr 2021

Subject Parcel: 04-31-15-73980-000-0370

Radius: 150 feet

Parcel Count: 14

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

deputyclerk@townofredingtonbeach.com

From: Town of Redington Beach, Pinellas County, Florida <darko@townwebdesign.com>
Sent: Friday, May 7, 2021 12:39 PM
To: info@townofredingtonbeach.com
Subject: 504 161st Avenue Variance

Name: Leah Tuttle
Email: lstuttle1826@gmail.com
Phone: 2152084766
Message:
Hello,

Just wanted to send a quick note stating that the Tuttle's at 506 161st Avenue have no objections to 504 161st Variance request.

Many thanks,
John and Leah Tuttle
215-208-4766

04-31-15-73980-000-0370[Compact Property Record Card](#)[Tax Estimator](#)**Updated May 11, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
THOMPSON, TERESA 504 161ST AVE REDINGTON BEACH FL 33708-1659	504 161ST AVE REDINGTON BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: REDINGTON
BEACH (RB)

Total Living: SF: 1,491 Total Gross SF: 2,276 Total Living Units: 1

[click here to hide] Legal Description
REDINGTON BEACH HOMES 7TH ADD LOT 37

Tax Estimator File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
18346/0065	\$468,000 Sales Query	121030277013	A	Compare Preliminary to Current FEMA Maps	44/54

2020 Final Value Information					
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$419,903	\$368,510	\$318,510	\$343,510	\$318,510

[click here to show] Value History as Certified (yellow indicates correction on file)

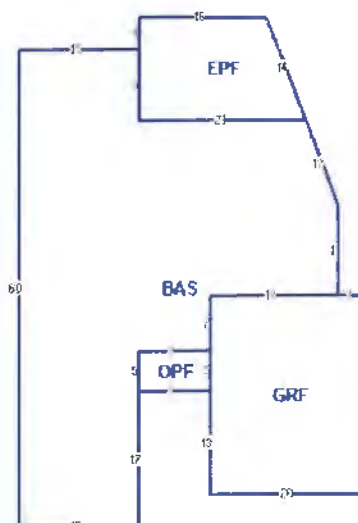
2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
2020 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U V/I
2020 Final Millage Rate	16.4467	14 Mar 2014	18346 / 0065	\$390,000	Q I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		05 Apr 1996	09302 / 1439	\$171,000	Q I
		Sep 1986	06317 / 1906	\$125,900	Q

2020 Land Information					
Seawall: Yes	Frontage: Intracoastal			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Single Family (01)	50x115	8200.00	50.0000	0.9700	\$397,700 FF

[click here to hide] [2021 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 504 161ST AVE

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Bu Tar & Gravel Alt
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 7
 Year Built: 1958
 Effective Age: 41
 Heating: Central Duct
 Cooling: Cooling (Central)

[Compact Property Record Card](#)[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	45
Garage (GRF)	0	500
Enclosed Porch (EPF)	0	240
Base (BAS)	1,491	1,491
Total Living SF: 1,491		Total Gross SF: 2,276

[click here to hide] 2021 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$10.00	864.00	\$8,640.00	\$7,430.00	2015
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$4,160.00	2002
DOCK	\$55.00	208.00	\$11,440.00	\$7,093.00	1988

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
19RED-00237	PLUMBING	03 Jul 2019	\$2,250
CB15-00127	PATIO/DECK	08 Jan 2015	\$9,539
RP3882807	DOCK	22 Feb 2008	\$0
PER-H-CB07-02631	ROOF	27 Feb 2007	\$6,740
P3225802	DOCK	22 Nov 2002	\$0
PER-H-CB264306	BOAT LIFT/DAVIT	06 Nov 2002	\$2,400



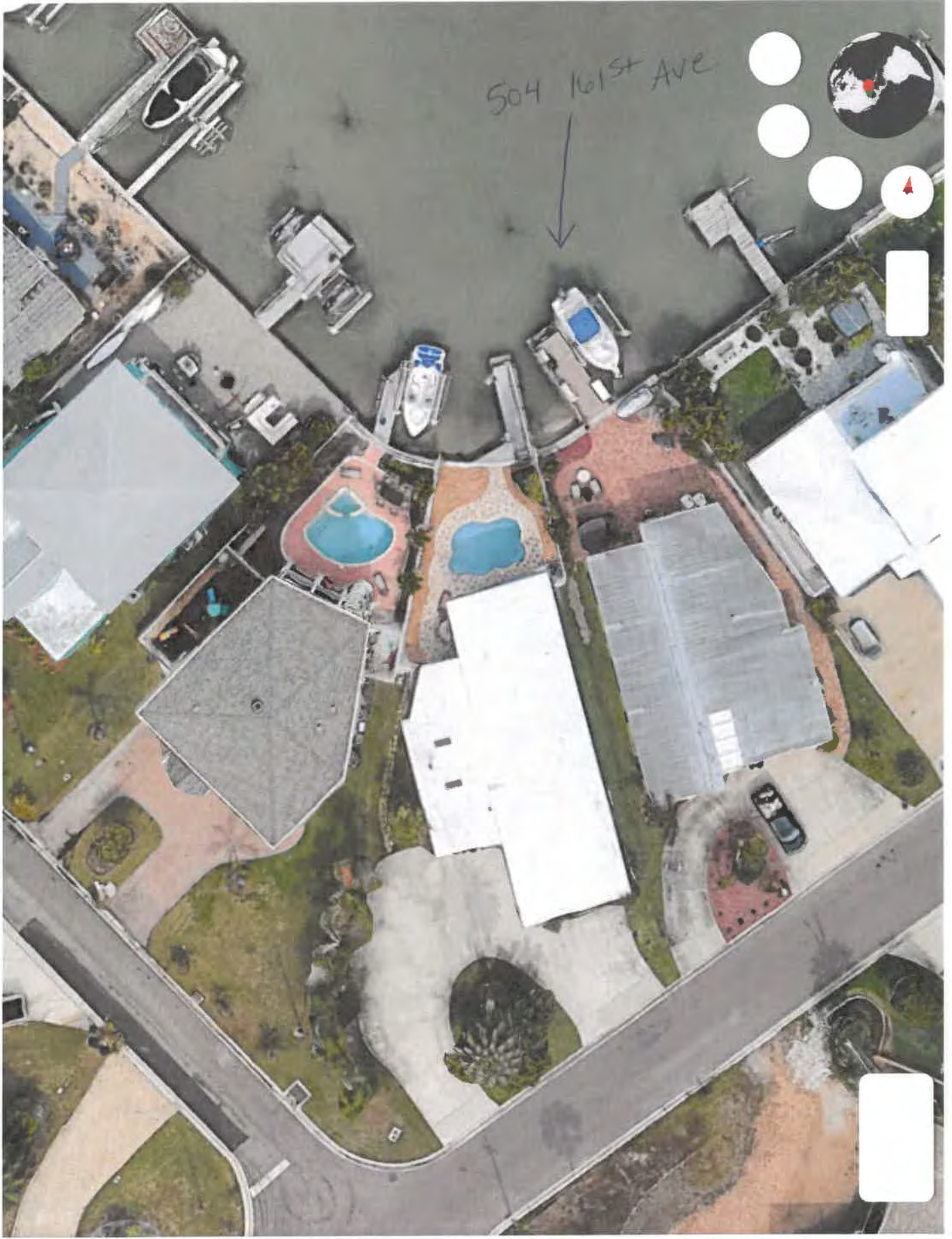
If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

504 161st Ave
Dock (a)



504 161st Ave
Dock (b)





Camera: 123 m 27°49'03"N 82°48'31"W

20 m

100%

-2 m

16486 Redington Drive

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

(Please type or print clearly)

Property Owner(s)

Name Gregory J. &/or Elizabeth F. Zaski		Email gzaski@aol.com	
Address 16486 Redington Dr.			
City Redington Beach		State FL.	Zip 33708
Phone 727-580-1839	Fax		Cellular

Applicant

Name Gregory J. Zaski		Email gzaski@aol.com	
Address 16486 Redington Dr.			
City Redington Beach		State FL.	Zip 33708
Phone 727-580-1839	Fax		Cellular

Agent (if applicable)

Name Speeler Foundations, Inc.		Email heather@speeler.com	
Address 6111 142nd Ave. N.			
City Clearwater		State FL.	Zip 33760
Phone 727-535-5735	Fax 727-535-6041		Cellular

General Information

Property Location or Address 16486 Redington Dr. Redington Beach, FL. 33708	
Legal Description (attach additional sheets as necessary) REDINGTON BEACH HOMES 5TH ADD LOT 27	
Tax Parcel Number(s) 05/31/15/73944/000/0270	Zoning District

Requested Action: [please check all that apply]

- ☐ Setback variance ☐ Fence height variance ☐ Sidewalk waiver ☐ Other _____
☐ Parking variance ☒ Dock variance

Describe Request: (attach additional sheets as necessary)

We are requesting a variance to section 3(17) e of Section 5-57 of the Redington Beach code as it pertains to the allowable length of a dock, which puts a length limit of 30' on docks. We are proposing a 9'-6" wide X 39'-2" long dock with a boatlift on one side and a wet slip on the other, both of which will extend to 40'. All setback requirements will be met. We are proposing a 40' length in order for the homeowner to safely moor his boats in sufficient water depth.

Required LDC Regulation(s): [list all that apply]

Section 5-57, Section 3 (17) e.

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

- 1. What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?**

Shallow water conditions exist at several sites in this area. This is evident in the fact that this site, and others along the same street, already have docks or structures that extend beyond the limited 30' length allowance. Please see attached exhibit showing projection of existing structures.

- 2. What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?**

If strictly interpreted, the code would restrict the homeowner's ability to make full use of the waterfront property commonly enjoyed by others. There will be no navigational issues created as the requested overall length is slightly less than what is currently permitted.

- 3. What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?**

The applicant did not create the shallow water, nor the 30' length restriction.

- 4. Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.**

If granted, this variance will not confer any special privilege to the homeowner. Any homeowner has the right to request a variance.

- 5. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

The requested variance is the minimum variance that will make reasonable use of the lands. We are simply asking for a variance of 10'. The existing tie poles at this location were permitted at 44' out from the seawall.

Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.

Greg Zaski - 16486 Redington Dr. Redington Beach, FL. 33708

PLEASE SEE NOTES PAGE

A B C D-SITE E

16486 Redington Dr

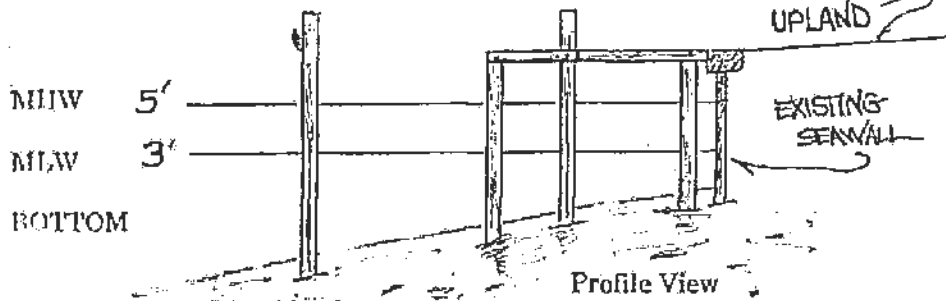
Google Earth

300 ft

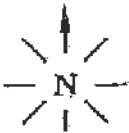
PRIVATE DOCK

Application #

(OFFICIAL USE ONLY)



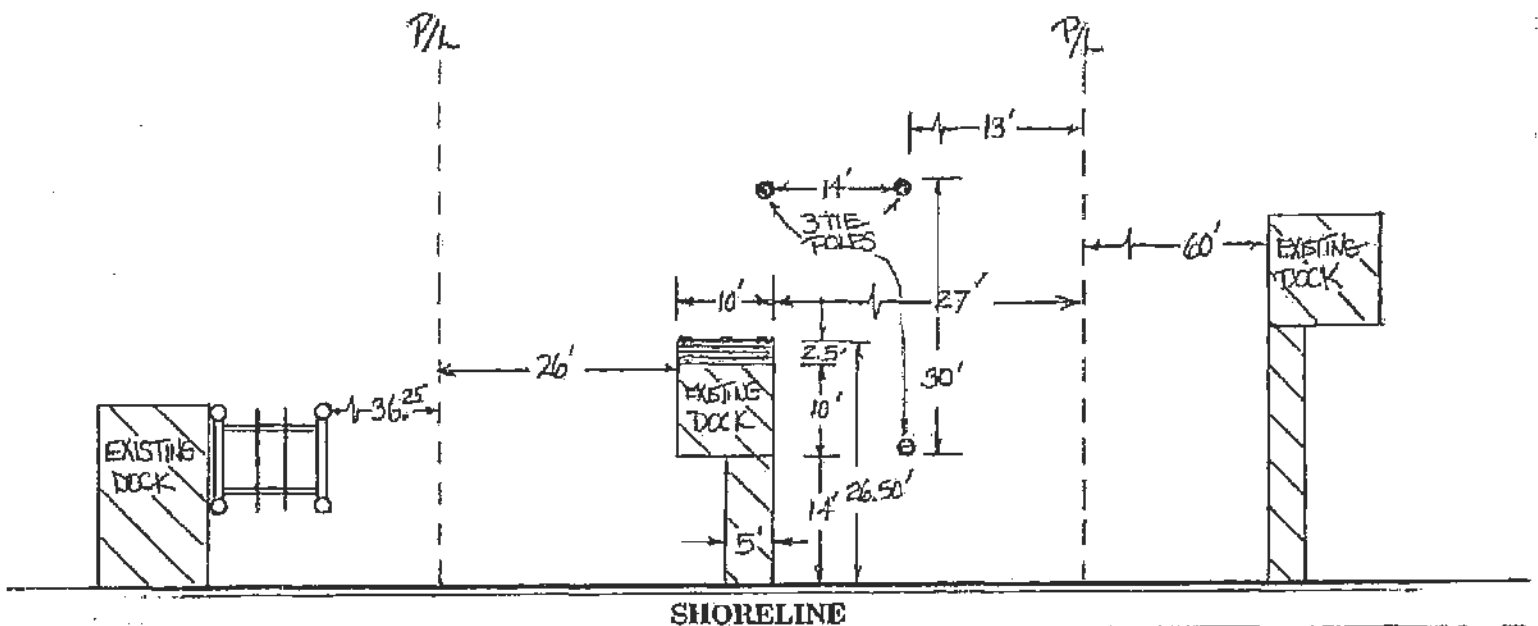
ENG. SCALE: 1" = 20'



Plan View

(applicant and adjacent docks)

TOTAL SQUARE FEET	195'
NEW SQUARE FEET	25'
WATERWAY WIDTH	500'
WATERFRONT WIDTH	63'



The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	
APPROVED - SUBJECT TO PERMIT ISSUED BY PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY TOWN OF REDINGTON BEACH <i>[Signature]</i> 9/13/95 Building Official Date		PINELLAS COUNTY Water & Navigation Control Authority PLAN APPROVAL <i>[Signature]</i> signed 9/6/95 date 048/WD/11/ENV/MOMHT/PI/AA03 4/26/94	

OWNER NAME: Zaski, Greg SITE ADDRESS: 16486 Redington Dr. Redington Beach, FL 33708

NATURE AND SIZE OF PROJECT: Wreck and remove existing dock, boatlift, and tie poles. Set piling and construct a new 9'-6" X 39'-2" dock. Install a new 30,000# - 40,000# capacity boatlift to the left of the dock on eight (8) new piling. Set six (6) additional piling to create a wet slip to the right of the dock.

TOTAL PROJECT SQUARE FOOTAGE: 372'

TOTAL NUMBER OF PILING: Twenty-Four(24)

WATERWAY WIDTH: Over 400'

NEW SQUARE FOOTAGE: 372'

DIAMETER OF PILING: 8" Tip

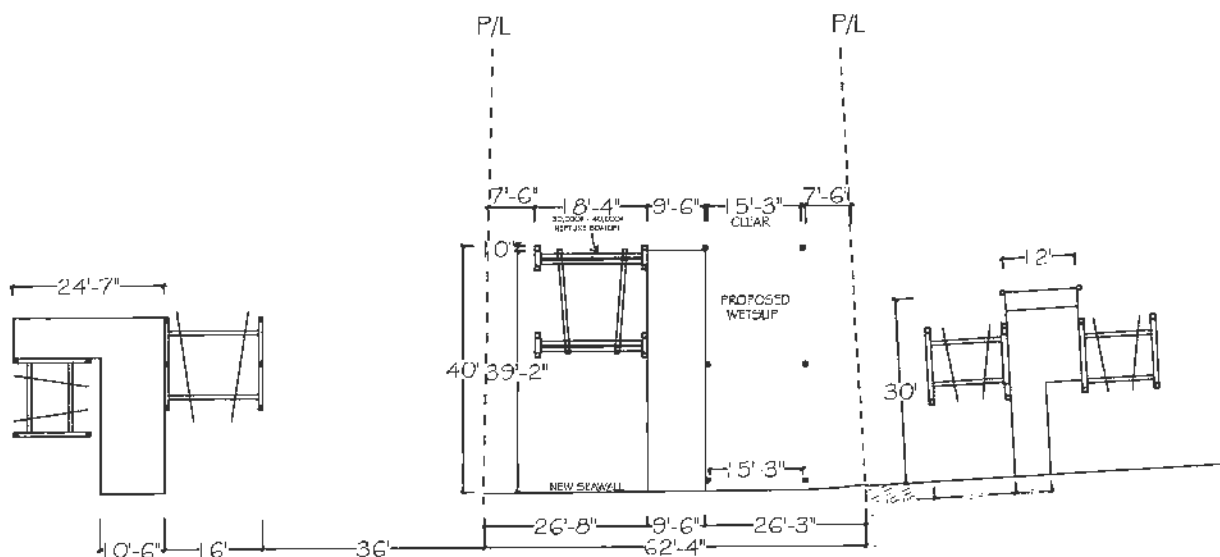
WATERFRONT WIDTH: 62'-4"

Plan View
(applicant and adjacent docks)

NOTE: DOCK PILING TO BE
NO MORE THAN 4.12' NAVD

BOATLIFT PILING TO BE
NO MORE THAN 12.12' NAVD

TIE POLES TO BE NO MORE
THAN 10' ABOVE MHW



The undersigned does not object to the proposed project as drawn in the space provided above.

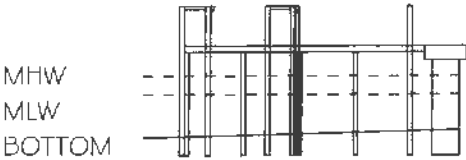
Left Owner: N/A Right Owner: N/A

Signature _____ Date _____ Signature _____ Date _____

Municipality Approval _____ Water and Navigation Approval _____

OWNER NAME: Zaski, Greg

SITE ADDRESS: 16486 Redington Dr. Redington Beach, FL 33708



Profile View

NOTES FOR VARIANCE HEARING

16486 REDINGTON DR.

REDINGTON BEACH, FL. 33708

NOTES SHOWING LENGTHS OF OTHER STRUCTURES IN AREA:

A: Address: 16472 Redington Dr.

Structure permitted at 40' from shoreline.

B. Address: 16478 Redington Dr.

Structure permitted at 50' from shoreline.

C. Address: 16480 Redington Dr.

Structure permitted at 49'-6" from shoreline.

D. Address: 16486 Redington Dr.(SITE)

Structure permitted at 44' from shoreline.

E. Address: 16490 Redington Dr.

Structure permitted at 40' from shoreline.

Please note that while these sites are provided, they are not being used as a precedent to justify the proposed variance. They are simply to illustrate the need for longer structures than the currently permissible 30' length from the shoreline. Please note that this list is not all-inclusive on lots with structures that project beyond 30'. This list simply shows the structures in the immediate area of the subject site.

TOWN OF REDINGTON BEACH, FLORIDA

Board of Adjustment Application

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Speeler Foundations, Inc. is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 4/14/21 Title Holder: X [Signature]
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

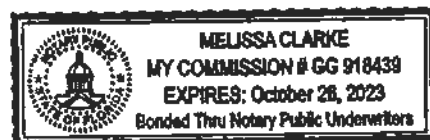
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 16 day of April, A.D., 2021 by Gregory Zaski, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Melissa Clarke

Signature: Melissa Clarke

Stamp:



TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

The following Must be furnished with this application: [incomplete applications will not be accepted]

☐ Completed original application

☐ Application fee:

☐ Variance Request

\$250.00

☐ written description of hardship

☐ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (4) A literal interpretation of the provisions of the Town of Redington Beach Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter and would work unnecessary and undue hardship on the applicant;
- (5) The applicant has not made a second petition or application for the same request for a period of 30 days from the effective date of previous action on the petition or application;
- (6) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. Specifically, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a building permit or other specific permit to be issued and which construction or which use was commenced unlawfully. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board will have no legal right to grant such a variance.

4-19-21
OK # 21942
250-



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **16486 Redington Drive**, REDINGTON BEACH HOMES 5TH ADD LOT 27 as recorded in plat book 27 page 44 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to replace an existing dock facility with a newly constructed dock facility which would have an overall length of 40 feet from the seawall. Town Code 5.57(a)(17)(e) states: "***The maximum allowable dock facility shall be within a 30-foot length from the seawall.***"

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **May 20, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves, CMC
Deputy Town Clerk

Date of Notice: April 20, 2021



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 20 Apr 2021

Subject Parcel: 05-31-15-73944-000-0270

Radius: 150 feet

Parcel Count: 11

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

TORCIVIA, SALVATORE J & MARILYN R
TENNEL TRUST
TENNEL, MARILYN R TRE
16343 REDINGTON DR
REDINGTON BEACH FL 33708-1547

PINE, RICHARD E
PINE, CYNTHIA A
16480 REDINGTON DR
REDINGTON BEACH FL 33708-1550

NOWLIN, DEBORAH GARCIA
4 CREST PARK DR SE
HUNTSVILLE AL 35802-1287

JOHANSON, KRISTINE M
16347 REDINGTON DR
REDINGTON BEACH FL 33708-1547

GOLDA, LOUIS
GOLDA, KAREN
27433 W HENRY LN
LAKE BARRINGTON IL 60010-5944

CARBERRY, THOMAS J
CARBERRY, SHERRY C
16341 REDINGTON DR
REDINGTON BEACH FL 33708-1547

EASTMAN, JACOB N
EASTMAN, ABBY M
16488 REDINGTON DR
REDINGTON BEACH FL 33708-1550

ELFISHAWY, KARIM
ELFISHAWY, SUZY
16490 REDINGTON DR
REDINGTON BEACH FL 33708-1550

ROSE, JUDITH LEE
NICHOLAS, JAMES EDWIN
16351 REDINGTON DR
REDINGTON BEACH FL 33708-1547

WILEY, BRIAN
WILEY, LISA
16484 REDINGTON DR
REDINGTON BEACH FL 33708-1550

HORSTMAN, ERICA J
HORSTMAN, JOHN N
1019 WILD ELM ST
CELEBRATION FL 34747-4225

deputyclerk@townofredingtonbeach.com

From: Jacob Eastman <Jacob.Eastman@gmail.com>
Sent: Tuesday, April 27, 2021 11:22 AM
To: info@townofredingtonbeach.com
Cc: Abby Eastman
Subject: Response to Variance Application for 16486 Redington Dr

Adriana Nieves, CMC
Deputy Town Clerk

This email is in response to the Variance Application submitted for the property at 16486 Redington Drive.

It is our position that we have no objection to the requested 40-foot dock and that it should be allowed to proceed. If further information is required, please do not hesitate to contact us by email or phone. Thank you.

Sincerely,
Jacob & Abby Eastman
16488 Redington Dr, Redington Beach, FL 33708
913-963-6443

Richard Pine

5/1/21

16 480 Redington Dr.

Redington Beach, FL 33708

To Whom it may concern,

I have no issue granting the variance for a 40' dock. The depth of the water by the seawall can be very shallow making a 30' dock unusable and very dangerous when docking a boat perpendicular to the seawall. I am in favor of granting the variance.

16486 Redington Drive
Dock (a)



16486 Redington Dr.
Dock (b)



16486 Redington Dr
Dock (c)



16486 Redington Dr
Dock (d)



05-31-15-73944-000-0270[Compact Property Record Card](#)[Tax Estimator](#)**Updated May 11, 2021**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ZASKI, GREGORY J ZASKI, ELIZABETH F 16486 REDINGTON DR REDINGTON BEACH FL 33708-1550	16486 REDINGTON DR REDINGTON BEACH

[Property Use:](#) 0110 (Single Family Home)

Current Tax District: REDINGTON BEACH (RB)

Total Living: SF: 1,717 Total Gross SF: 2,448 Total Living Units: 1

[click here to hide] Legal Description
REDINGTON BEACH HOMES 5TH ADD LOT 27

Tax Estimator	File for Homestead Exemption	2021 Parcel Use															
<table> <tr> <th>Exemption</th><th>2021</th><th>2022</th></tr> <tr> <td>Homestead:</td><td>Yes*</td><td>No*</td></tr> <tr> <td>Government:</td><td>No</td><td>No</td></tr> <tr> <td>Institutional:</td><td>No</td><td>No</td></tr> <tr> <td>Historic:</td><td>No</td><td>No</td></tr> </table>	Exemption	2021	2022	Homestead:	Yes*	No*	Government:	No	No	Institutional:	No	No	Historic:	No	No		*The current homestead will expire Dec. 31, 2021. New application needed. Homestead Use Percentage: 100.00% Non-Homestead Use Percentage: 0.00% Classified Agricultural: No
Exemption	2021	2022															
Homestead:	Yes*	No*															
Government:	No	No															
Institutional:	No	No															
Historic:	No	No															

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21383/2598	\$661,000 Sales Query	121030277013	A	Compare Preliminary to Current FEMA Maps	27/44

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$585,884	\$585,884	\$535,884	\$560,884	\$535,884

[click here to show] Value History as Certified (yellow indicates correction on file)

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: RB	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	16.4467	02 Feb 2021	21383 / 2598 	\$650,000	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		14 Oct 2019	20741 / 2390 	\$605,000	Q	I
		17 Aug 1995	09081 / 0591 	\$185,000	Q	I
		1976	04423 / 0937 	\$57,000	Q	

2020 Land Information

Seawall: Yes

Frontage: Intracoastal

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	65x120	9600.00	65.0000	0.9702	\$605,405	FF

[click here to hide] 2021 Building 1 Structural Elements [Back to Top](#)

Site Address: 16486 REDINGTON DR

Building Type: Single Family

Quality: Average

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Bu Tar & Gravel Alt

Stories: 1

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Drywall/Plaster

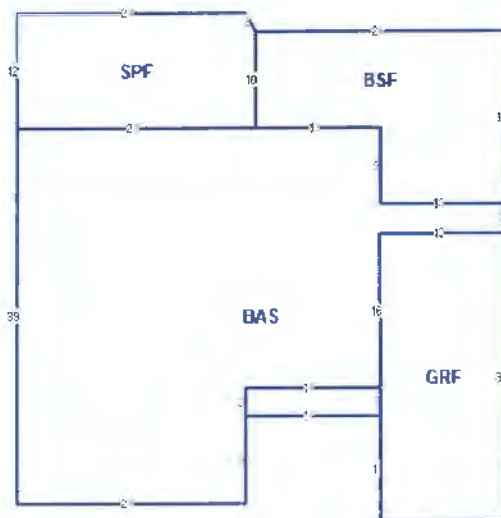
Fixtures: 6

Year Built: 1953

Effective Age: 41

Heating: Central Duct

Cooling: Cooling (Central)

[Compact Property Record Card](#)[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Garage (GRF)	0	390
Base Semi-finished (BSF)	364	364
Screen Porch (SPF)	0	299
Open Porch (OPF)	0	42
Base (BAS)	1,353	1,353
Total Living SF: 1,717		Total Gross SF: 2,448

[click here to hide] 2021 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$4,000.00	1.00	\$4,000.00	\$1,600.00	1953
DOCK	\$35.00	225.00	\$7,875.00	\$3,150.00	1996
BT LFT/DAV	\$1,500.00	2.00	\$3,000.00	\$1,200.00	1970
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$3,200.00	1996
PATIO/DECK	\$10.00	150.00	\$1,500.00	\$600.00	1953

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
20RED-00230	HEAT/AIR	09 Oct 2020	\$5,707
20RED-00284	SEA WALL	28 Sep 2020	\$22,680
CB002534	ROOF	30 Apr 1997	\$6,000



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.